



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/0401

Land at Duckmoor, East of Billingshurst, Billingshurst, RH14 9DZ

DESCRIPTION:

Variation of Conditions 3 (Approved Plans), 9 (foul water sewerage), 10 (Surface water drainage statement) and 21 (off-site water neutrality measures) of previously approved application DC/20/2607 (Outline Application for the development of 83 residential units, landscaping, access, parking and associated infrastructure on land at Duckmoor, East Billingshurst with all matters reserved except access) relating to water neutrality.

SITE AND SURROUNDINGS

This is unchanged from the details previously set out in the 26th April 2022 committee papers/ 2023 appeal decision for DC/20/2607, and for the sake of brevity is not repeated here.

RELEVANT PLANNING HISTORY:

DC/20/2607 (APP/Z3825/W/21/3 283823)	Outline Application for the development of 83 residential units, landscaping, access, parking and associated infrastructure on land at Duckmoor, East Billingshurst with all matters reserved except access.	ALLOWED at Appeal 18.01.2023
DC/23/1820	Non Material Amendment to previously approved application DC/20/2607 (Outline Application for the development of 83 residential units, landscaping, access, parking and associated infrastructure on land at Duckmoor, East Billingshurst with all matters reserved except access) to Change the wording of Condition 21 to the following: No development approved pursuant to the outline planning permission hereby permitted shall commence until planning permission for the works required to deliver the off-site water neutrality measures at Dedisham Farm as set out in the Motion Technical Note TN03 dated 29 September 2023 (subject of planning application DC/22/1947 and DC/23/1764) have been permitted.	Permitted 19.10.2023
DC/24/0768	Reserved matters application for the erection of 83No. dwellings, open space and child play provision, residential parking facilities and associated infrastructure, including access arrangements following outline application DC/20/2607, relating to layout, scale, appearance and landscaping.	Permitted 29.11.2024
DISC/25/0010	Approval of details reserved by condition 7 (Ecological Mitigation and Enhancement Strategy) to approved application DC/20/2607 (83 residential units, landscaping, access, parking and associated infrastructure on land at Duckmoor, East Billingshurst with all matters reserved except access)	Permitted 29.01.2025
DISC/25/0034	Application for Approval of Details Reserved by Condition 8 (Written Scheme of Archaeological Investigation ONLY) to planning permission DC/20/2607 (83 residential units, landscaping, access, parking and associated infrastructure).	Permitted 03.03.2025

DISC/25/0035	Application for Approval of Details Reserved by Condition 6 (details of substation) to approved application DC/24/0768 (Reserved matters application for 83 No. dwellings, open space and child play provision, parking and associated infrastructure).	Permitted 31.03.2025
DC/25/0195	Non Material Amendment to previously approved application DC/20/2607 (Outline Application for the development of 83 residential units and associated infrastructure on land at Duckmoor, East Billingshurst with all matters reserved except access) to change the wording of Condition 21 to make reference to updated approved water neutrality report.	Permitted 01.04.2025
DISC/25/0054	Application for Approval of Details Reserved by Conditions 9 (foul water), 10 (surface water drainage) and 21 (off-site water neutrality measures) to approved application DC/20/2607 (83 no. residential units, landscaping, access, parking and associated infrastructure)	Permitted 01.09.2025
DISC/25/0055	Application for Approval of Details Reserved by Condition 5 (Construction Environmental Management Plan) PART IX A-H INCLUSIVE ONLY to approved application DC/20/2607 (83 no. residential units, landscaping, access, parking and associated infrastructure).	Permitted 14.03.2025
DISC/25/0128	Approval of details reserved by condition 8 (archaeological work - site investigation and post investigation) to approved application DC/20/2607 (83 residential units, landscaping, access, parking and associated infrastructure)	Permitted 30.04.2025
DISC/25/0156	Approval of details reserved by condition 4 (contamination) to approved application DC/20/2607 (83 residential units, landscaping, access, parking and associated infrastructure)	Permitted 23.05.2025
DISC/25/0257	Approval of details reserved by condition 22 (Biodiversity Net Gain) to approved application DC/20/2607 (83 residential units, landscape, access, parking and associated infrastructure)	Permitted 17.10.2025
DISC/25/0252	Approval of details reserved by condition 5 (Construction Environmental Management Plan) (initial works - enabling / site preparation works ONLY) to outline planning application DC/20/2607 (83 no. residential units, landscaping, access, parking and associated infrastructure).	Permitted 07.11.2025
DISC/26/0023	Application for Approval of Details Reserved by Condition 6 (EPS licence for Hazel Dormice) to approved application DC/20/2607 (83 residential units, landscaping, access, parking and associated infrastructure)	Permitted 23.02.2026
DISC/26/0027	Application for Approval of Details Reserved by Condition 11 (Landscape and Ecological Management and Maintenance) to approved application DC/20/2607 (83 residential units, landscaping, access, parking and associated infrastructure).	Pending Decision
DISC/26/0056	Approval of details reserved by condition 14 (hard and soft landscaping) to approved application DC/20/2607 (83 residential units, landscaping, access, parking and associated infrastructure).	Pending Decision
DISC/26/0123	Application for Approval of Details Reserved by Condition 5 to approved application DC/20/2607 (APP/Z3825/W/21/3283823)	Pending Decision

DESCRIPTION OF THE APPLICATION

Planning Application DC/20/2607 was Allowed at Appeal on 18th January 2023. This allowed Outline permission for the development of 83 residential units, landscaping, access, parking and associated infrastructure on land at Duckmoor, East Billingshurst with all matters reserved except access

This application is made under Section 73 of the Town and Country Planning Act seeking the vary the conditions relating to the permission granted under DC/20/2607 (APP/Z3825/W/21/3283823) to secure amendment to the permission, namely:

- Removal of the requirements to implement the water neutrality strategy (in the form of on-site rainwater harvesting) secured under condition 21 and revert the water consumption to the Building Regulations Optional Technical Standard of 110 litres per person per day, as required by HDPF Policy 37.
- Amendments to foul water (condition 9) and surface water drainage strategy (condition 10) to remove rainwater tanks in line with removal of water neutrality strategy under condition 21 and include manholes plan (condition 3 – approved plans).

All other details remain the same as previously approved.

RELEVANT PLANNING POLICIES

Except for adoption of the Shaping Development in Horsham District advice note (Sept 2025) which replaces Facilitating Appropriate Development Advice Note (2022), the listed policies/guidance/advice notes set out below are unchanged from the Outline officer recommendation to approve.

The National Planning Policy Framework (NPPF):

Horsham District Planning Framework (2015):

Policy 1 - Strategic Policy: Sustainable Development
Policy 2 - Strategic Policy: Strategic Development
Policy 3 - Strategic Policy: Development Hierarchy
Policy 4 - Strategic Policy: Settlement Expansion
Policy 15 - Strategic Policy: Housing Provision
Policy 16 - Strategic Policy: Meeting Local Housing Needs
Policy 24 - Strategic Policy: Environmental Protection
Policy 25 - Strategic Policy: The Natural Environment and Landscape Character
Policy 26 - Strategic Policy: Countryside Protection
Policy 31 - Green Infrastructure and Biodiversity
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles
Policy 35 - Strategic Policy: Climate Change
Policy 36 - Strategic Policy: Appropriate Energy Use
Policy 37 - Sustainable Construction
Policy 38 - Strategic Policy: Flooding
Policy 39 - Strategic Policy: Infrastructure Provision
Policy 40 - Sustainable Transport
Policy 41 - Parking
Policy 42 - Strategic Policy: Inclusive Communities
Policy 43 - Community Facilities, Leisure and Recreation

Billingshurst Parish Neighbourhood Plan (2019-2031):

Policy BILL 1: Billingshurst Built Up Area Boundary
Policy BILL 4: Provision of Leisure and Recreation Facilities
Policy BILL 6: Integrated Infrastructure
Policy BILL 16: Multi-value Sustainable Drainage Systems

Horsham District Local Plan (2023-40) (Regulation 19):

Strategic Policy 1: Sustainable Development
Strategic Policy 2: Development Hierarchy
Strategic Policy 3: Settlement Expansion
Strategic Policy 4: Horsham Town
Strategic Policy 6: Climate Change

Strategic Policy 7: Appropriate Energy Use
Strategic Policy 8: Sustainable Design and Construction
Strategic Policy 9: Water Neutrality
Strategic Policy 10: Flooding
Strategic Policy 11: Environmental Protection
Strategic Policy 12: Air Quality
Strategic Policy 13: The Natural Environment and Landscape Character
Strategic Policy 14: Countryside Protection
Strategic Policy 17: Green Infrastructure and Biodiversity
Strategic Policy 19: Development Quality
Strategic Policy 20: Development Principles
Strategic Policy 23: Infrastructure Provision
Strategic Policy 24: Sustainable Transport
Policy 25: Parking
Strategic Policy 27: Inclusive Communities, Health and Wellbeing
Policy 28: Community Facilities, Leisure and Recreation
Strategic Policy 37: Housing Provision
Strategic Policy 38: Meeting Local Housing Needs
Policy 39: Affordable Housing
Policy 40: Improving Housing Standards in the District
Policy 44: Rural Workers Accommodation

West Sussex Joint Minerals Local Plan (2018)

Policy M9 - Safeguarding Minerals

Supplementary Planning Guidance:

Planning Obligations and Affordable Housing SPD (2017)

Community Infrastructure Levy (CIL) Charging Schedule (2017)

Parish Design Statement:

Billingshurst Design Statement

Planning Advice Notes:

Shaping Development in Horsham District (Sept 2025)

Biodiversity and Green Infrastructure

REPRESENTATIONS AND CONSULTATIONS RESPONSES

Where consultation responses have been summarised, it should be noted that Officers have had consideration of the full comments received, which are available to view on the public file at www.horsham.gov.uk

Consultations:

Natural England (standing advice): No objection

Representations:

None received.

Parish Comments:

Billingshurst Parish Council: None received

Member Comments:

None received

HUMAN RIGHTS AND EQUALITY:

The application has been considered having regard to Article 1 of the First Protocol of the Human Rights Act 1998, which sets out a person's rights to the peaceful enjoyment of property and Article 8 of the same Act, which sets out their rights in respect to private and family life and for the home. Officers consider that the proposal would not be contrary to the provisions of the above Articles.

The application has also been considered in accordance with Horsham District Council's public sector equality duty, which seeks to prevent unlawful discrimination, to promote equality of opportunity and to foster good relations between people in a diverse community, in accordance with Section 149 of the Equality Act 2010. In this case, the proposal is not anticipated to have any potential impact from an equality perspective.

PLANNING ASSESSMENT

The National Planning Policy Framework 2024 and relevant Planning Practice Guidance (updated) states within the Flexible Options for Planning Permissions chapter (March 2014), that an application can be made under section 73 of the Town and Country Planning Act 1990 to vary or remove conditions associated with a planning permission. Whilst a consent under S73 of the Act creates a new planning permission for the site, government guidance set out in the PPG is clear that only the matters being amended are to be considered. It is not the purpose or function of a S73 consent to revisit the principle of development on the site.

Accordingly, the principle of development on this site remains settled and acceptable, along with all other matters not subject to these proposed amendments, and there are no relevant material planning considerations that would indicate otherwise after approval of the original planning permission DC/20/2607 (APP/Z3825/W/21/3283823). This includes:

- Progress on the emerging Horsham District Local Plan and adoption of the Shaping Development in Horsham District advice note (Sept 2025) which replaces Facilitating Appropriate Development Advice Note (2022)
- Updates to the Environment Agency flood risk mapping and the Council's 5YHLS (the latter set out in Council's Authority Monitoring Report 2024/25) and the district housing need register; and consultation on the draft National Planning Policy Framework (Dec 2025)).

Therefore, the main considerations are whether the removal/variation of conditions sought is acceptable having regard to the development and all other relevant material planning considerations.

Material Planning Considerations:

Water Neutrality

As set out in the April 2022 committee report, Horsham District is situated in an area of serious water stress, as identified by the Environment Agency. In September 2021, Natural England released a Position Statement which advised all local authorities within the Sussex North Water Supply Zone that it cannot be concluded that existing water abstraction within the Sussex North Water Supply Zone is not having an adverse effect on the integrity of the Arun Valley SAC/SPA/Ramsar sites near Pulborough. The Position Statement advised the affected local authorities that developments within the Sussex North Supply Zone must not therefore add to this impact, and to achieve this, all proposals must demonstrate water neutrality. The definition of water neutrality is the use of water in the supply area before the development is the same or lower after the development is in place.

On 31st October 2025 Natural England formally withdrew the 2021 Position Statement, citing a package of measures that they were satisfied would safeguard the Arun Valley sites. Principal amongst these measures is a reduction in the Southern Water abstraction licence 'by March 2026'. Given the licence change has not yet taken place Horsham District Council, as competent authority under the Habitats Regulations, cannot yet be certain that new development will not result in adverse impacts on the Arun Valley sites. It is though recognised that Southern Water have separately made significant water savings in 2024/25 through a programme of leakage reduction which has generated some 3,240,000 litres per day of water savings that can now be attributed to new development without increasing water abstraction in the Arun Valley beyond baseline.

Officers have undertaken a new Appropriate Assessment which demonstrates that the anticipated mains water consumption from this development (without mitigation the total proposed water usage for 183 occupants is calculated as 20,130 litres per day), alongside all other development granted since the 31st October 2025, will not exceed 3,240,000 litres per day. This is based on all new residential

development achieving the Building Regulations Part G Optional Technical Standard of 110 litres per person per day, as required under Policy 37 of the HDPF.

Natural England has been consulted on this approach of using the 2024/25 Southern Water efficiency savings to offset new development. In response, Natural England have provided standing advice which confirms that they consider the 3,240,000 litres per day of water savings made by Southern Water to be reliable such that they have no objection to his capacity being used to offset development proposals.

Accordingly, subject to the imposition of a condition requiring the development to meet the Building Regulations Part G Optional Technical Standard of 110 l/p/d water consumption, the proposed development will not have an Adverse Effect on the Integrity of the Arun Valley Site, either alone or in combination with other plan and projects, thereby complying with Regulations 63 and 70 of the Conservation of Habitats and Species Regulations 2017, HDPF Policy 31, and paragraph 193 of the NPPF.

Drainage and Flood Risk – removal of rainwater harvesting

The applicant seeks to amend the approved drainage plans to remove the rainwater harvesting tanks to align with removal of the water neutrality requirements, with these to be replaced with a requirement to meet the Building Regulations Part G Optional Technical Standard of 110 l/p/d water consumption. No other changes are made to the plans, and the foul water and surface water drainage strategy otherwise remains the same as approved.

The Outline permission was subject only to an indicative drainage strategy, and removal of the rainwater tanks from these plans and the development were not determinative to the overarching principles of that strategy, which as amended remains in accordance with Policies 35 and 38 of the Horsham District Planning Framework (2015).

The finer detail of drainage infrastructure to serve the development, informed by flood risk modelling data using the updated Environment Agency mapping, was fixed at Reserved Matters stage, after the Outline Permission. This can be aligned with the intended removal of rainwater tanks by a subsequent s.73 application to vary the Reserved Matters approval DC/24/0768. The applicant acknowledges this in their covering letter to this current application. s.73 to the Outline permission.

Other Matters:

Ecology - The Mens SAC

DC/20/2607 was subject to Habitat Regulations Appropriate Assessment for The Mens SAC which concluded that once the mitigation and compensation measures have been incorporated and secured, there was no potential for significant impacts from the proposals, and it was considered that there is no potential for the development proposals to contribute to any adverse effects on integrity, in combination with other plans and projects.

The current s.73 amendments sought do not frustrate the ability to deliver the mitigation package presented under DC/20/2607 and subsequent Reserved Matters and these continue to be secured by condition. The same HRA AA conclusions therefore continue to be drawn on this project as it is proposed to be amended.

Updating and editing of Recommended Condition Suite

A decision notice describing the new permission made under section 73 should set out all the conditions imposed on the new permission, and, for the purpose of clarity restate the conditions imposed on earlier permissions that continue to have effect.

DC/20/2607 (APP/Z3825/W/21/3283823) was subject to a suite of conditions imposed to make the development acceptable by adequate provision of measures to deal with a host of environmental

considerations, securing various mitigations and enhancements via prescriptive requirements. This relates to both the construction and operational phases of the development.

Regarding these, it continues to be that all conditions imposed other than those sought to be varied as set out in preceding paragraphs, continue to meet the statutory tests for re-imposing and this will be the case when planning permission is re-issued, with the condition suite set out below updated to reflect discharge and amended conditions under various applications permitted since Outline and Reserved Matters approval. The revised plans amended as part of this application have been included along with those approved under discharge of conditions after the appeal permission (4, 5, 6, 7, 8, 9, 10 and 22).

For clarity in cross referencing the various permissions/approvals, the ordering of the conditions remains the same as original decision notice, including the approved plans condition remaining as condition 3, condition 21 reverting the water consumption to the Building Regulations Optional Technical Standard of 110 litres per person per day, as required by Policy 37 of the HDPF, and condition 10 listed as not applicable where conditions 9 and 10 have been amalgamated to cover both foul water and surface water drainage as per the updated drainage drawings with rainwater harvesting equipment removed.

Section 106 Agreement

This section 73 application remains subject to the s106 legal agreement completed with the original planning permission DC/20/2607 (APP/Z3825/W/21/3283823).

Conclusions:

The proposed removal and variation of the conditions sought due to the withdrawal of the 2021 Natural England Position Statement is considered acceptable, with the weighting of the benefits of the development proposals against harms in the overall planning balance, similarly as assessed and undertaken in approval of the original planning permission DC/20/2607 (APP/Z3825/W/21/3283823), (whilst taking account of all new relevant material planning considerations that have arisen subsequently), not leading to a different conclusion to the acceptability of the proposals.

Officers therefore recommend this application be approved.

COMMUNITY INFRASTRUCTURE LEVY (CIL)

Horsham District Council has adopted a Community Infrastructure Levy (CIL) Charging Schedule which took effect on 1st October 2017. It is considered that this development constitutes CIL liable development. In the case of outline applications, the CIL charge has been calculated as part of the Reserved Matters stage under ref: DC/24/0768.

Recommendation: Application Permitted

Conditions:

- 1 Regulatory Condition (Reserved Matters):** The development hereby permitted, including details of the appearance, landscaping, layout, and scale, (hereinafter called "the reserved matters"), shall be carried out in accordance with the details and measures approved under ref: DC/24/0768 dated 29th November 2024.

Reason: To enable the Local Planning Authority to control the development in detail and to comply with Section 92 of the Town and Country Planning Act 1990.

- 2 Outline Permission:** Application for approval of the reserved matters shall be made to the local planning authority not later than 18th January 2026. The development hereby permitted shall take place not later than 2 years from the date of approval of the last of the reserved matters to be approved.

Reason: To enable the Local Planning Authority to control the development in detail and to comply with Section 92 of the Town and Country Planning Act 1990.

- 3 Approved Plans list:** The development hereby permitted shall be carried out in accordance with the approved plans list.

Reason: For the avoidance of doubt and in the interest of proper planning

- 4 Regulatory Condition:** The development hereby permitted shall be carried out in accordance with the remediation measures and verification plan approved in Phase II Site Investigation [Report Reference: 3750859 R01 (REV 00) Report Date: 07 April 2025 by LEAP Environmental Duckmoor, Land off Wooddale Lane, Billingshurst, West Sussex, RH14 9DA] as approved under planning decision notice DISC/25/0156, dated 25th May 2025.

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.

Reason: As this matter is fundamental to ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works and to ensure that any pollution is dealt with in accordance with Policies 24 and 33 of the Horsham District Planning Framework (2015).

- 5 Regulatory Condition:** The development hereby permitted, including construction, shall be carried out in accordance with the details and measures approved in the Construction Environmental Management Plan (CEMP) documentation [12039 Version VF Dated 05/02/2025 Construction Ecological Management Plan Duckmoor Billingshurst Bellway Homes by Ecology Solutions; Construction Site Set Up and Swept Path Analysis; 12039: Woodvale, Elmfield Green Construction Environmental Management Plan (CEMP) UPDATE V10 by Ecology Solutions] as approved under planning decision notices DISC/25/0055 dated 14th March 2025 and DISC/25/0252, dated 7th November 2025 and subsequent Reserved Matters DC/24/0768 dated 29th November 2024.

Reason: As this matter is fundamental in order to consider the potential impacts on the amenity of nearby occupiers and highway safety during construction and in accordance with Policies 24, 33 and 40 of the Horsham District Planning Framework (2015) and to conserve Protected and Priority species and allow the Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority habitats & species) and Policy 31 of the Horsham District Planning Framework (2015).

- 6 Regulatory Condition:** The development hereby permitted, including the removal of the scrub and hedgerow sections onsite, shall be carried out in accordance with the details and measures approved in the Work Schedule for Hazel Dormouse Licence [WML-A35a-E5a&b - Dated 04/12/2025] and NATURAL ENGLAND LICENCE MITIGATION [2025-72831-EPSMIT Date issued: 15/01/2026, expiry date 31st December 2033, License Bellway Homes] as approved under planning decision notice DISC/26/0023, dated 23rd February 2026.

Reason: To conserve Protected and Priority species and allow the Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 and s17 Crime & Disorder Act 1998 and Policy 31 of the Horsham District Planning Framework (2015).

- 7 Regulatory Condition:** The development hereby permitted shall be carried out in accordance with the details and measures approved in ECOLOGICAL MITIGATION AND ENHANCEMENT STRATEGY revised by Ecology Solutions August 2024 12039.EMES.vf1 as approved under planning decision notice DISC/25/0010. Dated 29th January 2025 and subsequent Reserved Matters DC/24/0768 dated 29th November 2024 and all features shall be retained in that manner thereafter.

Reason: To conserve Protected and Priority species and allow the Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 and s17 Crime & Disorder Act 1998 and Policy 31 of the Horsham District Planning Framework (2015).

- 8 Regulatory Condition:** The development hereby permitted, including preliminary groundworks, shall be carried out in accordance with the details and measures approved in WRITTEN SCHEME OF INVESTIGATION FOR AN ARCHAEOLOGICAL EVALUATION [Duckmoor, Billingshurst, West Sussex Site Code: DUC25 NGR: 509593 126008 Ref: 794-PLN-HER-01331 January 2025 by RPS Group] and ARCHAEOLOGICAL EVALUATION [Ref: 794-PLN-HER01331 March 2025 by Archaeology South-East / rpsgroup Duckmoor, Billingshurst, West Sussex Site Code: DUC25], as approved under ref. DISC/25/0128, dated 30th April 2025.

Reason: As this matter is fundamental as the site is of archaeological significance and it is important that it is recorded by excavation before it is destroyed by development in accordance with Policy 34 of the Horsham District Planning Framework (2015).

- 9 Regulatory Condition:** The development hereby permitted shall be carried out in accordance with the details and measures of the foul water drainage strategy and surface water drainage strategy as approved in Drainage Statement, Construction details of drainage infrastructure plans, foul and surface water drainage layout plans, and Manhole Schedules plan under preceding condition 3 of this same decision notice.

The foul water and surface water drainage systems shall be retained as approved thereafter.

Reason: As this matter is fundamental to ensure that the development is properly drained and to comply with Policy 38 of the Horsham District Planning Framework (2015) and Policy BILL16 of the Billingshurst Parish Neighbourhood Plan (2021).

10 N/A

- 11 Pre-Occupation Condition:** No part of the development approved at reserved matters applications pursuant to the outline planning application hereby permitted shall be occupied until a Landscape and Ecological Management and Maintenance Plan (LEMMP) has been submitted to, and been approved in writing by, the local planning authority. The content of the LEMMP shall include the following:

- a) Details of long term design objectives, including description and evaluation of features and all communal landscaped areas to be managed.
- b) Ecological trends and constraints on site that might influence management.
- c) Aims and objectives of management.
- d) Appropriate management options for achieving aims and objectives, including management responsibilities, a description of landscape components, management prescriptions, maintenance schedules, and accompanying plan delineating areas of responsibility.
- e) Prescriptions for management actions.
- f) Preparation of a work / maintenance schedule (including an annual work plan capable of being rolled forward over a five-year period).
- g) Details of the body or organisation responsible for implementation of the plan.

h) Ongoing monitoring and remedial measures.

The LEMMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan shall be implemented in accordance with the approved details.

Reason: To allow the Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority habitats & species) and Policy 31 of the Horsham District Planning Framework (2015).

12 Pre-Occupation Condition: No part of the development shall be first occupied until such time as the site access arrangement has been provided TRANSPORT ASSESSMENT Date 17 Dec 2020 Ref: MG/GT/ITB15339-101 R by i-Transport in accordance with the approved planning drawings and maintained as such thereafter.

Reason: In the interests of road safety and in accordance with Policy 40 of the Horsham District Planning Framework (2015).

13 Pre-Occupation Condition: Prior to the first occupation (or use) of any part of the development hereby permitted, a verification report demonstrating that the SuDS drainage system for that part of the development has been constructed in accordance with the approved design drawings that shall be submitted to and approved by the Local Planning Authority. The development shall be maintained in accordance with the approved report.

Reason: To ensure a SuDS drainage system has been provided to an acceptable standard to the reduce risk of flooding, to improve and protect water quality, habitat and amenity, and ensure future maintenance in accordance Policies 35 and 38 of the Horsham District Planning Framework (2015) and Policy BILL16 of the Billingshurst Parish Neighbourhood Plan (2021).

14 Pre-Occupation Condition: Prior to the first occupation of any part of the development hereby permitted, full details of all hard and soft landscaping works shall have been submitted to and approved, in writing, by the Local Planning Authority. The details shall include plans and measures addressing the following:

- Details of all existing trees and planting to be retained
- Details of the Open Space and open amenity space
- Details of all proposed trees and planting, including schedules specifying species, planting size, densities and plant numbers and tree pit details
- Details of all hard surfacing materials and finishes
- Details of all boundary treatments

The approved landscaping scheme shall be fully implemented in accordance with the approved details within the first planting season following the first occupation of any part of the development. Unless otherwise agreed as part of the approved landscaping, no trees or hedges on the site shall be wilfully damaged or uprooted, felled/removed, topped or lopped without the previous written consent of the Local Planning Authority until 5 years after completion of the development. Any proposed planting, which within a period of 5 years, dies, is removed, or becomes seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason: To ensure a satisfactory development that is sympathetic to the landscape and townscape character and built form of the surroundings, and in the interests of visual amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 15 Pre-Occupation Condition:** Prior to the first occupation of each dwelling, the necessary underground infrastructure to enable connection to high-speed broadband internet (defined as having speeds greater than 24 megabits per second) shall be provided.

Reason: To ensure a sustainable development that meets the needs of future occupiers in accordance with Policy 37 of the Horsham District Planning Framework (2015).

- 16 Pre-Occupation Condition:** No part of the development hereby permitted shall be occupied until details of the proposed location of fire hydrant(s) to ensure all dwellings hereby permitted are within 150 metres of a fire hydrant for the supply of water for firefighting, have been submitted to and approved in writing by the Local Planning Authority. The approved fire hydrant(s) shall be installed, connected to a water supply with appropriate pressure and volume for firefighting, and made ready for use in consultation with the WSCC Fire and Rescue Service prior to the first or in a phased occupation of the development hereby permitted and shall thereafter be retained as such.

Reason: In accordance with fire and safety regulations in accordance with Policy 33 and 39 of the Horsham District Planning Framework (2015) and Policy Bill6 of the Billingshurst Parish Neighbourhood Plan (2021).

- 17 Regulatory Condition:** All ecological mitigation and enhancement measures and/or works shall be carried out in accordance with the details of the Ecological Impact Assessment (Ecology Solutions, December 2020) as already submitted with Outline Planning Permission DC/20/2607 dated 18th January 2023 and the ECOLOGICAL MITIGATION AND ENHANCEMENT STRATEGY revised by Ecology Solutions August 2024 12039.EMES.vf1 approved under Reserved Matters DC/24/0768 dated 29th November 2024. This may include the appointment of an appropriately competent person e.g. an ecological clerk of works (ECoW,) to provide on-site ecological expertise during construction. The appointed person shall undertake all activities, and works shall be carried out, in accordance with the approved details.

Reason: To conserve and enhance Protected and Priority species and allow the Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 as amended, s40 of the NERC Act 2006 (Priority habitats & species), s17 Crime & Disorder Act 1998 and Policy 31 of the Horsham District Planning Framework (2015).

- 18 Regulatory Condition:** Hours of demolition and construction activities (including deliveries and dispatch) shall not take place other than between the hours of 08.00 – 18.00 on Mondays to Friday, 09.00 – 13.00 on Saturdays and shall not take place at any time on Sundays or Bank or Public Holidays.

Reason: To safeguard the amenities of adjacent occupiers in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 19 Regulatory Condition:** All works shall be executed in full accordance with the approved Arboricultural Impact Assessment/Method Statement titled:- ARBORICULTURAL IMPLICATIONS REPORT Dec 2020 Ref: SJA air 20518-01 by SJA trees Arboricultural Planning Consultants and Arboricultural Impact Assessment (2266-KC-XX-YTREE-Impact Assessment Rev. B) and Tree Protection Plan (2266-KC-XX-YTREE-TPP01 Rev. A – Tree Protection Plan) as approved under Reserved Matters Approval DC/24/0768.

Reason: To ensure the successful and satisfactory protection of important trees, shrubs and hedges on the site in accordance with Policies 30 and 33 of the Horsham District Planning Framework (2015).

20 Pre-Occupation Condition: The development hereby permitted shall be carried out in accordance with the Energy & Sustainability Statement, prepared by Abbey Consultants (Report No: SS-ES-BWSL-DM-24-01, Dated May 2024) approved under Reserved Matters Approval DC/24/0768 dated 29th November 2024. The approved energy and sustainability measures shall be installed prior to occupation of the dwellings and any approved renewable/low carbon energy supply systems shall thereafter be permanently retained and maintained in good working order thereafter.

Reason: To encourage and promote sustainable construction and in accordance with Policy 37 of the Horsham District Planning Framework (2015).

21 Regulatory Condition: The dwelling(s) hereby permitted shall meet the optional requirement of building regulation G2 to limit the water usage of each dwelling to no more than 110 litres per person per day. The subsequently installed water limiting measures shall thereafter be retained.

Reason: To limit water use in order to improve the sustainability of the development in accordance with Policy 37 of the Horsham District Planning Framework (2015), and to avoid an adverse impact on the Arun Valley SACSPA and Ramsar sites in accordance with Policy 31 of the Horsham District Planning Framework (2015), Paragraph 193 of the National Planning Policy Framework (2024), and to allow the Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats & species).

22 Regulatory Condition: The development hereby permitted shall be carried out and maintained in accordance with the details and measures approved in BIODIVERSITY NET GAIN REPORT [Version Vf1 Date 02/10/2025 by Ecology Solutions Ltd], Condition Assessment [12039], and BNG Metric A-2 [12039 On-site Habitat Creation Project Name: Land at Duckmoor, East Billingshurst], as approved under Reserved Matters Approval DC/24/0768 dated 29th November 2024 and subsequently under planning decision notice DISC/25/0257, dated 17th October 2025 or subsequent.

Reason: To enhance Protected and Priority Species/habitats and allow the Local Planning Authority to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats & species) and Policy 31 of the Horsham District Planning Framework (2015).

NOTE TO APPLICANT

POSITIVE AND PROACTIVE STATEMENT

Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received, in order to be able to, where possible, grant permission.

Plans list for: DC/26/0401

(The approved plans will form Condition 3 on the Decision Notice of all Permitted applications)

Schedule of plans/documents **approved:**

Plan Type	Description	Drawing Number	Received Date
Plans	REDLINE PLAN	1000 PR REV A	23/12/2020
Plans	PROPOSED SITE ACCESS -	ITB15339-GA-	23/12/2020

	EXTENSION OF PARCEL H7 ACCESS	001	
Plans	LAND USE PLAN	1010 PR REV E	23/12/2020
Plans	DENSITY PLAN	1011 PR REV D	23/12/2020
Plans	BUILDING HEIGHTS PLAN	1012-PR REV B	23/12/2020
Plans	MOVEMENT PLAN	1013-PR REV C	23/12/2020
Plans	LANDSCAPE PLAN	1014 PR REV C	23/12/2020
Plans	PHASING PLAN	1015-PR REV A	23/12/2020
Supporting Docs	ECOLOGICAL MITIGATION AND ENHANCEMENT STRATEGY revised by Ecology Solutions August 2024 12039.EMES.vf1		10.01.2025
Supporting Docs	WRITTEN SCHEME OF INVESTIGATION FOR AN ARCHAEOLOGICAL EVALUATION Duckmoor, Billingshurst, West Sussex Site Code: DUC25 NGR: 509593 126008 Ref: 794-PLN-HER-01331 January 2025 by RPS Group		07.02.2025
Supporting Docs	An ARCHAEOLOGICAL EVALUATION Ref: 794-PLN-HER01331 March 2025 by Archaeology South-East / rpsgroup Duckmoor, Billingshurst, West Sussex Site Code: DUC25	NONE	11.04.2025
Supporting Docs	12039 Version VF Dated 05/02/2025 Construction Ecological Management Plan Duckmoor Billingshurst Bellway Homes by Ecology Solutions		18.02.2025
Plans	Construction Site Set Up and Swept Path Analysis	2303711_B-ACEXX-XX-DR-C-0101 REV B	16.10.2025
Supporting Statement	12039: Woodvale, Elmfield Green Construction Environmental Management Plan (CEMP) UPDATE V10 by Ecology Solutions		27.10.2025
Supporting Docs	Report Reference: 3750859 R01 (REV 00) Report Date: 07 April 2025 Phase II Site Investigation by LEAP Environmental Duckmoor, Land off Wooddale Lane, Billingshurst, West Sussex, RH14 9DA		14.05.2025

Supporting Docs	BIODIVERSITY NET GAIN REPORT Version Vf1 Date 02/10/2025 by Ecology Solutions Ltd		12.10.2025
Supporting Docs	12039 Condition Assessment		12.10.2025
Supporting Docs	12039 BNG Metric A-2 On-site Habitat Creation Project Name: Land at Duckmoor, East Billingshurst		12.10.2025
Supporting Docs	WML-A35a-E5a&b - Work Schedule for Hazel Dormouse Licence Dated 04/12/2025		27.01.2026
Supporting Docs	NATURAL ENGLAND LICENCE MITIGATION 2025-72831- EPSMIT Date issued: 15/01/2026, expiry date 31st December 2033, License Bellway Homes		27.01.2026
Plans	CONSTRUCTION DETAILS SHEET 1	7276-SMA-XX- XXDR-C-0529 REV C02	01.07.2025
Plans	CONSTRUCTION DETAILS SHEET 2	7276-SMA-XX- XXDR-C-0530 REV C01	01.07.2025
Plans	CONSTRUCTION DETAILS SHEET 3	7276-SMA-XX- XXDR-C-0531 REV C02	01.07.2025
Plans	CONSTRUCTION DETAILS SHEET 4	7276-SMA-XX- XXDR-C-0532 REV C02	01.07.2025
Plans	CONSTRUCTION DETAILS SHEET 5	7276-SMA-XX- XXDR-C-0533 REV C03	01.07.2025
Plans	CONSTRUCTION DETAILS SHEET 6	7276-SMA-XX- XXDR-C-0546 REV C01	18.02.2025
Supporting Docs	Drainage Statement Wood Vale, Billingshurst by Stuart Michael Associates Limited SMA Ref: 7276 Issue Status: 03 Date 19/05/2026		20.05.2026
Plans	Drainage Layout Sheet 1	7276-SMA-XX- XX-DR-C-0515 REV C10	20.05.2026
Plans	Drainage Layout Sheet 2	7276-SMA-XX- XX-DR-C-0516 REV C10	20.05.2026
Plans	Drainage Layout Sheet 3	7276-SMA-XX- XX-DR-C-0517 REV C08	20.05.2026
Plans	Drainage Layout Sheet 4	7276-SMA-XX- XX-DR-C-0158 REV C09	20.05.2026
Plans	Drainage Layout Sheet 5	7276-SMA-XX- XXDR-C-0519 REV C03	20.05.2026
Plans	Drainage Layout Sheet 6	7276-SMA-XX- XXDR-C-0520	15.04.2025

		REV C01	
Plans	Drainage Layout Sheet 7	7276-SMA-XX-XXDR-C-0521 REV C04	20.05.2026
Plans	Manhole Schedules Sheet 1	7276-SMA-XX-XX-DR-C-0534-C04	04.03.2026